

54 Pearl Street

Development agreement for a collective
residential development

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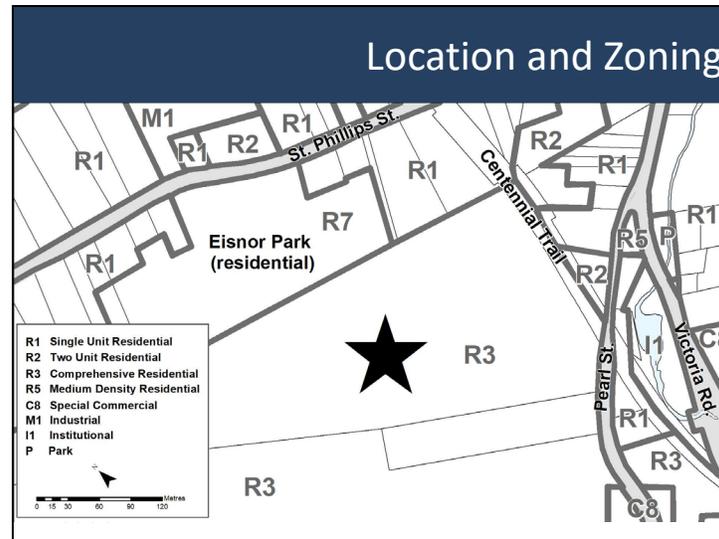


Application

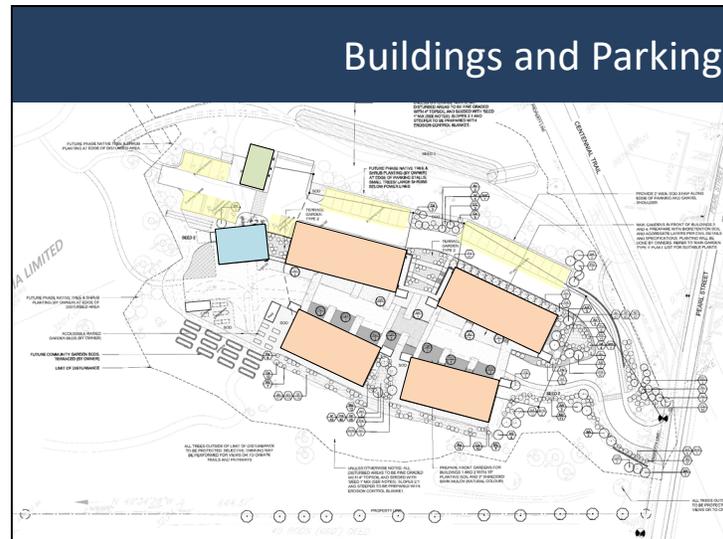
- A sustainable, collective residential, cohousing development.
- 30 units
- Four 2-story townhouses and a common house
- 1-, 2-, and 3-bedroom units

2020-10-20

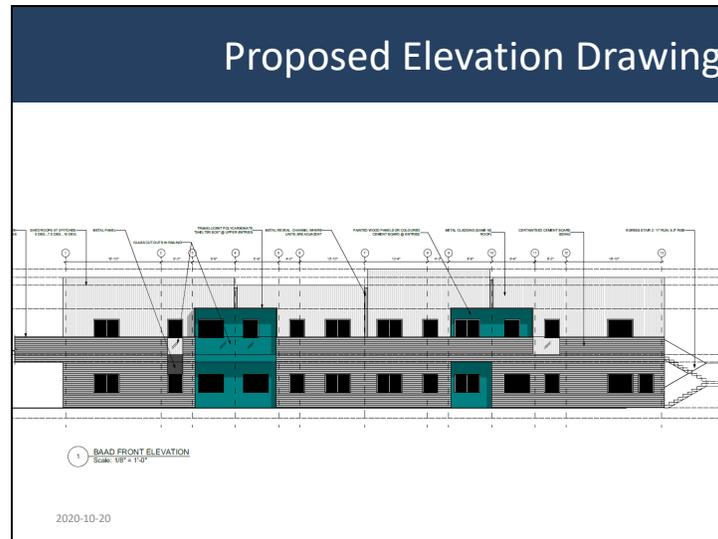
- The application is for a sustainable, collective residential, cohousing development.
- A collective residential development is a development that consists of more than one dwelling on one or more lots.
- The development would be 30 units made up of four 2-story townhouses and a common house. There would be a mix of 1, 2 and 3 bedroom units.



- The property is currently a vacant, forested piece of land that is almost 15 acres. They would develop near the east side of the property, maintaining a lot of the forest.
- It is located off Pearl Street, near St. Phillips Street, and the Centennial Trail runs alongside it.
- The property is zoned Comprehensive Residential (R3) on the Zoning Map of the Land Use By-law (LUB) and is designated as Comprehensive Residential on the Future Land Use Map of the Municipal Planning Strategy (MPS).
- The surrounding zoning is Single Unit Residential (R1), Two Unit Residential (R2), Comprehensive Residential (R3), Medium Density Residential (R5), Residential Manufactured Home (R7), and Institutional (I1), with Industrial (M1), Special Commercial (C8), and Park (P) nearby.
- There is a mix of low-, medium-, and high-density residential in the surrounding area composed of single unit, two unit and multi unit developments, and a land-leased community. There is commercial, institutional, park, and industrial uses nearby.



- This is a zoomed in section of the proposed development.
- The light orange is the location of the 4 residential buildings, the yellow shows where outdoor parking is located, blue is the common house and green is the workshop.
- There would be a driveway from Pearl Street that leads behind the buildings, where the parking is, and a drivable courtyard from Pearl Street in between the buildings that would have an emergency turnaround at the end.
- The courtyard would be a shared space of vehicles and pedestrians but the design would prioritize non-vehicular movement; there would be entrances to the units, walkways from the buildings to the courtyard, rain gardens in front as part of their stormwater plan, and a ramp and stairs down to the parking section.
- You can also see the proposed location of landscaping closer to Pearl Street and the Centennial Trail, which would provide some buffering.



- This is an example of one of the two building styles, although this design isn't held to in the DA.
- There would be units on the ground floor and units on the top floor. There would be a walkway on the front upper level connecting the units.
- The buildings would face onto the drivable courtyard in the middle.

Public Participation Meeting

- Held on January 15, 2020 at 6PM in Council Chambers
- 20 members of the public attended
- Main concerns:
 - Traffic volume and existing speeds on Pearl St
 - Emergency vehicle access
 - Site contamination
 - Affect on neighbouring properties
 - Access from St. Phillips St. instead of Pearl St.
 - Location of internal trails

Policy Analysis

Overarching MPS policies

- Minimize conflict between land uses
- Compatibility with infrastructure
- Promote diverse and convenient neighbourhoods
- Support a range of transportation options
- Enable full range of housing options
- Preserve, enhance and protect natural environment
- Promote sustainable infrastructure

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- Staff conducted policy analysis to be sure the development is supported. Policy aims to:
 - Minimize conflict between land uses
 - The policy looks at general compatibility in terms of height, scale, density, architectural style, lighting, noise and signage.
 - Ensure compatibility with infrastructure
 - Information was provided to support access off Pearl St. Water servicing details will be finalized upon permitting.
 - Promote diverse and convenient neighbourhoods
 - This development would provide residential densification within this area of town.
 - Support a range of transportation options
 - The amount of bicycle and vehicle parking would be in line with LUB requirements. There are no sidewalks on Pearl Street, however the consultant sees walking on the street reasonable and similar to other local low-volume roads. There would be access to the Centennial Trail.
 - Enable a full range of housing options
 - This development would offer a different type of housing than is currently available in the area. There would be a mix of 1, 2 and 3 bedroom units.
 - Preserve, enhance and protect the natural environment
 - The development agreement requires retention of trees and vegetation. There are 40-50% slopes in the area that require stabilizing.
 - Promote sustainable infrastructure
 - A stormwater management plan has been submitted and will be fully reviewed upon permitting. The developer must ensure post-development peak stormwater flows are equal to or less than pre-development flows.

Development Agreement

Permitted Use

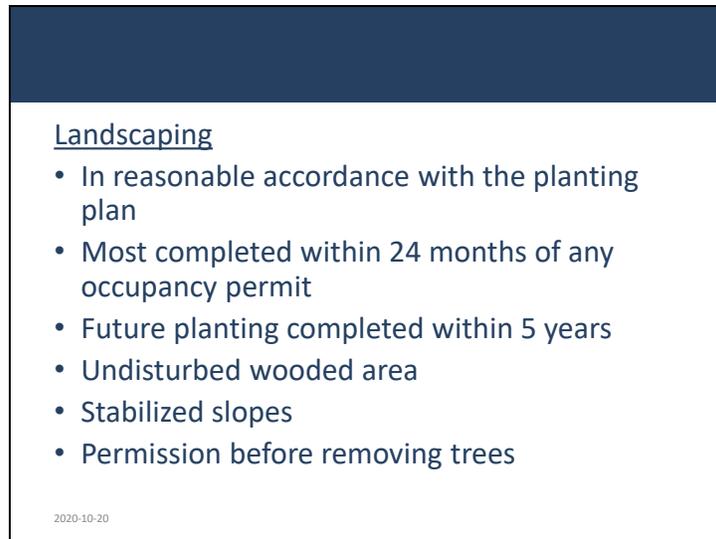
- Collective residential development of 30 units in 4 buildings, a common house and a workshop

Building and Property Characteristics

- Massing and location of buildings in substantive accordance with the site plan
- At least one renewable energy system

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- The development agreement holds the property owner to specific things, while leaving others to be regulated by the LUB.
- In this DA the permitted use is a collective residential development of 30 units in 4 buildings, a common house and a workshop.
- The massing and location of buildings must be in substantive accordance with the site plan.
- And there must be at least one energy system completed within 24 months of the issuance of any occupancy permit.



Landscaping

- In reasonable accordance with the planting plan
- Most completed within 24 months of any occupancy permit
- Future planting completed within 5 years
- Undisturbed wooded area
- Stabilized slopes
- Permission before removing trees

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- Landscaping shall be in reasonable accordance with the planting plan. This plan shows the location and types of vegetation and focuses on stormwater management landscaping as well as some that will act as buffering towards adjacent properties.
- Most of the landscaping shall be completed within 24 months of any occupancy permit, except any labeled future planting that shall be completed in 5 years.
- There would be a large undisturbed wooded area, where only selective thinning is permitted with permission from the development officer.
- Slopes of a certain grade must be stabilized, and permission would be required before removing trees (both in the undisturbed area and for clearing for the buildings)



Parking

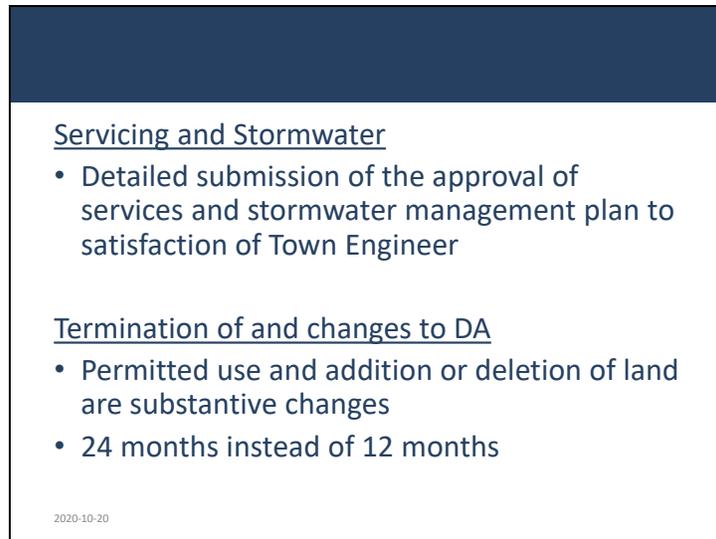
- At least 15 bicycle parking spaces
- No more than 45 vehicular parking spaces

Site Access

- Private driveway and walkway from Pearl Street to development
- Driveable courtyard

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- Vehicular parking would be just slightly more than required by LUB and bicycle parking would be the same amount. The LUB requires 38 vehicular and 15 bicycle spots; the DA stipulates 45 vehicular parking spaces because the developer proposed more than required by the LUB and staff wanted to provide a few additional while also imposing a maximum amount.
- Bike parking shall be designed and located in accordance with LUB and vehicular parking shall be located in reasonable accordance with site plan.
- A private driveway and walkway are required from Pearl Street to the development.
- The driveable courtyard must have an emergency vehicle turnaround. And the courtyard, driveway and parking shall have a stable surface maintained in all seasons.



Servicing and Stormwater

- Detailed submission of the approval of services and stormwater management plan to satisfaction of Town Engineer

Termination of and changes to DA

- Permitted use and addition or deletion of land are substantive changes
- 24 months instead of 12 months

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- A wastewater study was not required because the density for the as-of-right permissions, if this property were to be subdivided, is more than proposed in this development agreement.
- The services and the stormwater management plan have to be approved by the Town Engineer.
- A development agreement includes sections that are substantive and require Council approval as well as public engagement if amendments are requested at a later date. For this is the permitted use and the addition or deletion of land from the property.
- Normally the Town can discharge a DA if the use hasn't begun within 12 months of the agreement, but because of COVID this would be 24 months for this DA to provide a bit of room when developing it.

Recommendation

- Town Council give second and final consideration to the Development Agreement for a collective residential development at 54 Pearl Street